

ABSTRACT OF THE INVENTION

A network-based, interactive system for providing cash flow-based interest rate quotes is described. In accordance with embodiments of the present invention, an online
5 system is implemented that allow borrowers and correspondent lenders to request cash flow-based interest quotes. An automated, interactive process is provided whereby a cash flow-based interest rate quote is requested, generated, and displayed to a user. The user is prompted to enter specific variables. These specific variables are pre-established by the lender. Other variables, parameters and matrices are provided and maintained by the
10 lender as part of the system. The system includes a mathematical algorithm that utilizes the variables established by the user and the lender. This algorithm then determines the cash flow-based interest rate quote based on the specific variables provided by the user.